

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
May 24, 2005

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5th Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Agenda

PLANNING AND ZONING COMMISSION HEARING 7:00 p.m. – City Council Chambers 31 E. 5th St.

1. CONSIDERATION OF MEETING MINUTES: April 26, 2005

- 2. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **TEMPE POLICE SUBSTATION (CC050017)** (City of Tempe, property owner) for two (2) use permits and a subdivision plat on 9.36 net acres, in the CSS, Commercial Shopping and Services District, located at 1855 East Apache Boulevard, including the following:

#SIP2005.47 for a Site plan approval for two (2) use permits, including the following:

Use Permit:

1. To allow a 100-foot tall wireless communications tower for police use.
2. To increase the height of the evidence building from thirty-five (35) feet to thirty-nine (39) feet.

#SBD-2005.43 for a Preliminary and Final Subdivision Plat, consisting of one (1) lot on 9.36 gross acres.

- 3. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **D.J. FRANKENBURG HOUSE (CC050023)** (Church of the Epiphany, property owner) **#HPO-2005.40 Ord. No. 2005.22** for the historic designation of the D.J. Frankenburg House located on a portion of a four acre site in the R1-6, Single-Family Residential District, located at 2222 South Price Road.
- 4. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **BETTER BODY WORKS MASSAGE (CC050021)** (Lakeshore Investment Group II, LLC, property owner / Elaine O'Connor, business owner) **#SIP-2005.49** for use permit for a massage facility consisting of 177 s.f. in the PCC-2, Planned Commercial Center General District, located at 4635 South Lakeshore Drive.
- 5. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **ALL NIGHT AUTO (CC050558)** (Weingarten Realty, property owner / Walter Douglas, business owner) **#SIP-2005.48** for a use permit to allow an auto repair facility within the Pueblo Anozira Center consisting of 4,600 s.f. in the PCC-1, Planned Commercial Center Neighborhood District, located at 1835 East Guadalupe Road, Suite E116.
- 6. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **PARAGON DANCE CENTER (CC050020)** (Michael Pollack Investments, property owner / Lonnie Mitchell, business owner) **#SIP-2005.46** for two (2) use permits to allow live entertainment and receptions in a 9,134 s.f. leased area in the PCC-1, Planned Commercial Center Neighborhood District, located 931 East Elliot Road, Suite 101, including the following:

Use Permits:

1. To allow live entertainment in the PCC-1, Planned Commercial Center Neighborhood District
2. To allow a reception hall in the PCC-1, Planned Commercial Center Neighborhood District

7. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for the **TEMPE TRANSPORTATION OVERLAY DISTRICT (CC050026)** (City of Tempe, applicant) **Ordinance No. 2005.24 #ZON-2005.08** to amend the Zoning and Development Code (text and map amendment), Part 5, to include the Transportation Overlay District. The proposed Transportation Overlay District will change development standards for residential density, building height, lot setbacks, design standards, and allowable uses within the defined boundary. Approximately 685 parcels of private or public owned property are located within the corridor and nine (9) station areas. The area within the overlay district is approximately 653 acres of land. Single-family zoned properties are excluded from the overlay district.

8. STAFF ANNOUNCEMENTS

9. COMMISSION ANNOUNCEMENTS

POST-SESSION – begins after regular meeting – City Council Chambers 31 E. 5th Street.

If necessary, continue pre-session discussion.